



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSION

TUESDAY, NOVEMBER 29, 2005

CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA

COMMISSIONERS

CHAIR RALPH LYLE
VICE-CHAIR ROBERT J. BENICH
COMMISSIONER H. GENO ACEVEDO
COMMISSIONER SUSAN KOEPP-BAKER
COMMISSIONER MIKE R. DAVENPORT
COMMISSIONER ROBERT L. ESCOBAR
COMMISSIONER JOSEPH H. MUELLER

SPECIAL MEETING - 7:00 P.M.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

PUBLIC HEARINGS:

- 1) **ZONING AMENDMENT, ZAA-98-01: E. DUNNE-SHAW:** The applicant is requesting an amendment to an approved PUD to allow for a shared monument sign to be located on the southeast corner of the intersection of E. Dunne Ave. and San Benancio Way. (APN 817- 11-013)

Recommendation: Re-open public hearing/Continue to January 24, 2006 meeting.

- 2) **DEVELOPMENT APPROVAL AMENDMENT, DAA-04-03: DEWITT-LATALA:** A request to amend the Development Agreement for a four-lot single family residential development, extending the time limit for obtaining building permits from June 30, 2005 to April 30, 2006. The project site is a 1.45 acre parcel located on the west side of DeWitt Ave. approximately 500 feet south of Oak Park Dr. in the R-1 (12,000)/RPD zoning district. (APN 773-08-012)

Recommendation: Open public hearing/Adopt Resolution No. 05-68, with recommendation to forward request to the City Council for approval.

- 3) **ZONING AMENDMENT, ZA-05-12: MONTEREY-CITY OF MORGAN HILL/MORGAN HILL HOUSE:** A city initiated zoning amendment changing the zoning on 2.37 acres from O-S, Open Space to P-F, Public Facilities in accordance with the City's General Plan. The property is located at 17860 Monterey Rd. and is the location of the Morgan Hill House and the Morgan Hill Historical Museum . (APN 726-24-020)

Recommendation: Open public hearing/Adopt Resolution No. 05-69, with recommendation to forward request to the City Council for approval.

- 4) **USE PERMIT, UP-05-07: DIANA-APOSTOLIC CHURCH:** A request for approval of a use permit for the construction of a 12,488 sf. church at the southeast corner of Diana Ave and Walnut Grove Dr. The subject site is approximately two acres in size and is zoned R1-9,000 (Residential Planned Development). (APN 726-07-079)

Recommendation: Open public hearing/Approve Mitigated Negative Declaration/Adopt Resolution No. 05-70, approving the request.

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- 5) **USE PERMIT, UP-05-12: CONDIT-T-MOBILE:** A request for approval of a use permit for the installation of 6 panel wireless antennas and associated equipment cabinets to be screened on the roof top of the Holiday Inn Express located at 17035 Condit Road. The subject site is zoned PUD-Highway Commercial. (APN 728-17-020)

Recommendation: Open public hearing/Adopt Resolution No. 05-71, approving the request.

- 6) **USE PERMIT, UP-05-13: MADRONE-T-MOBILE:** A request for approval of a use permit for the installation and collocation of 3 panel wireless antennas and associated equipment cabinets on the Morgan Hill Water Tank located at 18735 Madrone Parkway near Monterey Road. The project site is zoned PUD- Industrial. (APN 728-35-026)

Recommendation: Open public hearing/Adopt Resolution No. 05-72, approving the request.

OTHER BUSINESS:

- 7) **REDISTRIBUTION OF RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCS) ALLOCATIONS OF MICRO MEASURE "P" APPLICATION, MMP-03-09: W. MAIN-VIERRA:**

Recommendation: Adopt Resolution No. 05-73, awarding the unused building allocation to the Cochrane - Mission Ranch development.

TENTATIVE AGENDA FOR THE DECEMBER 13, 2005 MEETING:

- **MC-05-02: Jarvis-South County Housing**
- **MC-05-03: Monterey-Gunter Bros.**
- **MC-05-04: Monterey-Sherman**
- **MC-05-05: Monterey-Alcini**
- **MC-05-06: E. Main-Ahlin**
- **MC-05-07: Myrtle-Latala**
- **MC-05-08: E. Dunne-EAH**
- **MC-05-09: E. Central-Urban Housing**
- **MC-05-10: E. First-Shiraz**
- **MC-05-11: E. Third-Glenrock**
- **MC-05-12: Depot-Granary**

ANNOUNCEMENTS:

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.